CVILLE PLANS TOGETHER

Charlottesville Zoning Ordinance Update

Steering Committee Meeting - March 2, 2022

Meeting Ground Rules

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- We will be working to ensure that all Steering Committee members have adequate time to speak. Please keep comments/questions short. We are happy to take longer written comments.
- Please use the “raise hand” function to ask questions or type them in the chat box.
- Please keep your phone or microphone muted when you are not speaking, to minimize background disruptions.
- Please listen and express opinions, disagreements, or concerns with respect. Please do not interrupt someone else when they are speaking.

Agenda

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1. **Welcome & Introductions**
2. **Presentation – Project Schedule and Work Program**
3. **Committee Role and Expectations**
4. **Questions**
    a. Process & Schedule
    b. Community engagement
        i. Lessons learned related to processes to-date.
        ii. What are your goals and expectations for this process going forward?
        iii. What does success look like to you? What opportunities are presented?
5. **Homework**
6. **Adjourn**

Introductions

- Name
- Organization or Group Represented
- Optional – One thing you are excited about in the adopted Comprehensive Plan

Cville Plans Together

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A community process for updating the future vision for the city, with a focus on equity and affordability.

Current Step:
Zoning Ordinance Update
(Comprehensive Plan Implementation)

Together, we are developing...

- An **Affordable Housing Plan**, as part of the Comprehensive Plan, to create a unified strategy for housing Charlottesville's residents.
- An update to the **Citywide Comprehensive Plan**, to guide the ways that the city will change and grow in the future.
- An updated **Zoning Ordinance**, to ensure that development takes place in a clear and effective manner, and to work toward correcting injustice related to land use.

Comp. Plan and Zoning Relationship

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The zoning ordinance **implements the Comprehensive Plan, which includes the Future Land Use Map and Small Area Plans.**

The Future Land Use Map is a longer-term vision that may be represented incrementally in the zoning ordinance.

- For example, Medium Intensity Residential areas may be implemented through **more than one zoning district**, which may include variations on allowable residential intensity within the Medium Intensity range.

This is a unique process that includes a complete review and update of the zoning ordinance following adoption of an updated Comprehensive Plan and Future Land Use Map.

We anticipate that analyses related to zoning (including market analyses and analyses related to environmental conditions and other constraints) **may lead to changes to the Future Land Use Map.**

Land Use Chapter

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Goal 1. ZONING ORDINANCE

With the community, create a new zoning ordinance to reinforce and implement the vision for Charlottesville's future as articulated in the Comprehensive Plan, Affordable Housing Plan, Small Area Plans, Vision Plans, and the Standards and Design Manual.

Land Use Chapter

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Strategies

- Focus on Form and Intensity
- Walkability
- Context-Sensitive Design
- Affordable Housing
- Preserve & Enhance Natural Resources
- Jobs & Economic Development
- Climate Change
- Historic Preservation
- Transitions in Scale & Use
- Reduce Approval Times

Zoning Process: Overview

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Part 1:

Identify zoning ordinance changes that are needed, and the proposed approach

- Timeframe: about 4-6 months – Final Report to a joint work session with Planning Commission and City Council in June

- Includes modeling **building** and **housing market outcomes**.

Zoning Process: Overview

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Part 2:

Draft zoning ordinance

- Timeframe: about 9-12 months – goal to have draft zoning by Sept/Oct.
- Drafted in three pieces: (1) District and uses, (2) standards (landscape, lighting, signs, etc.), (3) process/procedures.
- Interim updates to Planning Commission and Council

Zoning Process: Overview

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Part 3:

Adopt the new zoning ordinance

- Includes public notifications and hearings with the Planning Commission and Council.
- Adoption anticipated approximately 1 year from now

Timeline

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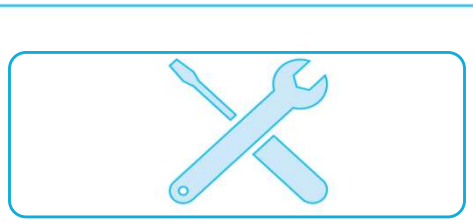
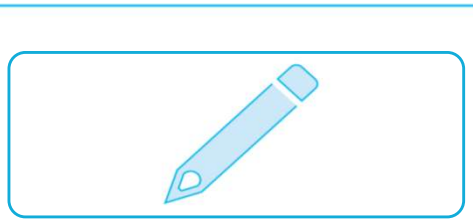
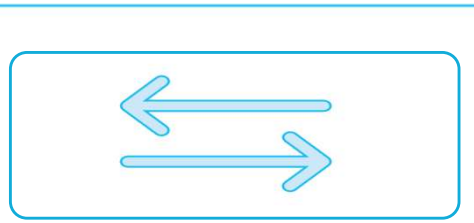


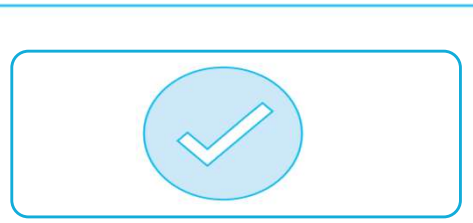
Winter-Spring 2022
Overview of zoning ordinance changes that are needed, and the proposed approach to the updates



Spring-Fall 2022
Draft zoning ordinance components



Fall 2022-Winter 2023
Review and revise consolidated draft of zoning ordinance



Winter-Spring 2023
Hearings and adoption of updated zoning ordinance

Community outreach and input milestones (Approx. April-May 2022, Nov-Dec 2022, April-May 2023).

Objectives of the Engagement Process

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Through this engagement process, we will be working to advance the four goals of the Comprehensive Plan's Community Engagement & Collaboration chapter:

1) **Public education and awareness** → will ensure that the community is aware of the zoning update and understands the material we are sharing and how to participate in the process
2) **Inclusivity** → will welcome everyone into this process and focus efforts on reaching those who might be less likely to participate on their own
3) **Transparency** → will provide regular updates and clear information, including responses to questions
4) **Effectiveness** → will regularly assess the success of our outreach efforts and adjust as needed

We will consider community input as we refine the zoning ordinance, and input will be summarized and shared with decisionmakers and the community at key milestones.

Types of Outreach & Engagement

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- **Virtual engagement** → webinars, attendance at community/organizational meetings, Steering Committee meetings
- **In-person engagement** → pop-up tables, outdoor or indoor large- or small-scale meetings (if/when possible due to COVID)
- **Educational materials** → Zoning 101 handout/presentation, regularly-updated FAQs
- **Communications**
  - **Email/social media/website** → regular updates; announcements about milestones
  - **Printed flyers and signs** → to build awareness

Engagement Process

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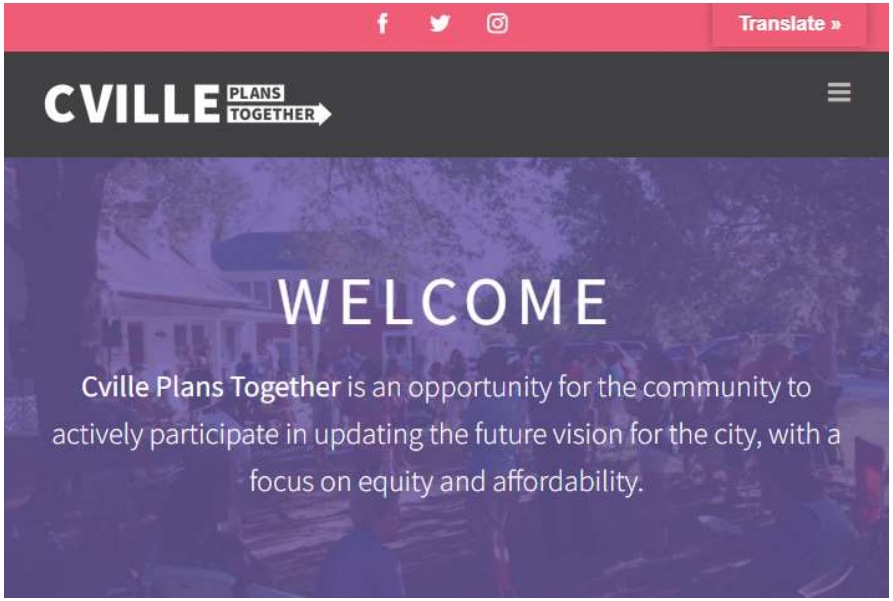
January-February 2022 Activities

- **Engagement Tasks**
  - Website updates
  - Meetings
    - Staff technical review team
    - Some community organization meetings, particularly where these groups can lend technical/implementing expertise (e.g., developers, architects, engineers, lenders)
  - Updating FAQ and creating “Zoning 101” materials
  - Steering Committee membership coordination
  - Peer Engager recruitment and coordination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CVILLE PLANS TOGETHER
WELCOME
Cville Plans Together is an opportunity for the community to actively participate in updating the future vision for the city, with a focus on equity and affordability.

Winter-Spring 2022 Engagement

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Milestone: Overview of zoning ordinance changes that are needed, and the proposed approach to the updates

Activities:

- Staff technical team meetings (March)
- Social media and email updates (Monthly or more frequent)
- Meetings with community groups (April/May)
- Pop-ups or small in-person meetings (May)
- Public Meeting or Webinar (May)
- Steering Committee meeting (May)
- PC/Council Work Session (June)

We will ask for input on:

- Draft diagnostic report & approach for zoning
  - This will describe what we need to fix to implement the Comprehensive Plan and address other issues, and the proposed approach to code revision

Fall 2022-Winter 2023 Engagement

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Milestone: Share consolidated draft zoning ordinance for review and input

Activities:

- Staff technical team meetings
- Social media and email updates
- Prepare for public review – create materials (including virtual map), update website, outreach, etc. (October)
- Public Meeting/Webinar, meetings with community groups, potential in-person meeting(s), pop-ups (November)
- Steering Committee meeting (November)
- PC Work Session (December)

We will ask for input on:

- Draft zoning ordinance (all modules)

Winter-Spring 2023 Engagement

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Milestone: Hearings and adoption of updated zoning ordinance

Activities:

- Staff technical team meetings (Monthly)
- Social media and email updates (Monthly or more frequent)
- Prepare for public review – create materials, update website, outreach, etc.
- PC Hearing
- Council Hearings

We will ask for input on:

- Final zoning ordinance

Steering Committee Role & Expectations

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- Provide feedback to the Cville Plans Together Team on assessing community priorities.
- Continue to provide feedback on project community engagement program and help to build community awareness and understanding of this effort.
- Review draft zoning elements and provide feedback.

Discussion Questions

- Process & Schedule

- Community engagement
  - Lessons learned related to processes to-date.
  - What are your goals and expectations for this process going forward?
  - What does success look like to you? What opportunities are presented?